

**January 7, 2010 Minutes of  
Bigfork Land Use Advisory Committee  
Bethany Lutheran Church**

Committee members present: John Bourquin, Gary Ridderhoff, Al Johnson, Darrel Coverdell, Chuck Gough, Paul Guerrant, Shelley Gonzales, Sue Hanson and 7 members of the public.

Chairman Gonzales called the meeting to order at 4: 10 pm.

The Agenda was adopted as presented (m/sc Ridderhoff/Gough) – unanimous.

Minutes of the September 24, 2009 meeting were approved with the correction to the second sentence: ~~sewer easement~~ to front 20' setback - unanimous. (m/sc Gough/Guerrant).)

**ADMINISTRATOR'S REPORT:**

**A. Sign-in Sheet:** Reminder to the public of the availability of BLUAC minutes through email and BSC website [bigforksteering.org/](http://bigforksteering.org/). Agendas are posted on the Flathead County Planning Office website [flathead.mt.gov/](http://flathead.mt.gov/)

**B. Application status:** County status on previous pending applications: the Board of Adjustment has not met to consider the application of MB Trust c/o Mountain High Construction.

**C.** Next meeting January 20, 2010 – No applications.

**APPLICATIONS:**

None

**OLD BUSINESS:**

**A. Status on new Sub-Committees per Neighborhood Plan:** Craig Wagner reported the Steering Committee has not met in the month of December. Next Public Forum is scheduled for January 14, 2010.

**B. Elections:** Two terms expire in 2010, Darrel Coverdell and Charles Gough. Coverdell has decided not to seek another term on BLUAC. Charles Gough will seek re-election. Petition forms for election were issued to Charles Gough, John Righetti and Al Johnson. Forms are available at the Flathead County Election office or contact BLUAC Secretary, Sue Hanson: [bturfly@montanasky.net](mailto:bturfly@montanasky.net) for an electronic copy of the forms. Deadline for filing is February 18, 2010.

**NEW BUSINESS:**

**A. Peter Leander-Swan Hill Homestead Update:** Leander introduced Jim Taylor. Taylor outlined the development planned for the property off Bigfork Stage Road including the Eva Gates homestead. A conservation easement has been issued to the Montana Land Reliance for 110 acres of the property. Of the remaining 120 acres to be developed, 50 acres will be put into a conservation easement with Montana Land Reliance and the remainder will include 17 lots. The property will be developed as a low impact, sustainable area with an average of 3 acres per lot, excluding roads and utility easements. The zoning is a combination of R-1, SAG 5, and SAG 10. The development will be accessed from Bigfork Stage Road and the portion of the road between the existing paving and the development will be paved. A secondary access includes a locked gate on Swan Hill Road to provide emergency access for Fire Protection. The property will be connected to Bigfork Water & Sewer.

**Guerrant:** Have you discussed your project with property owners along Bigfork Stage Road? A. Yes, several property owners. Is there interest in paving the remainder of the road to Hwy 83 and the green boxes? A. (Leander) We received mixed messages from those property owners. Some property owners feel paving would increase speed of travel and increase usage.

**Guerrant:** I know a property owner there and they feel dust is a problem for them, especially with increased use. Have you spoken with BW&S? A. Yes, and they will not provide a “will serve” at this time due to questions of capacity in the future. They treat each hook up on a first come-first served basis.

**Gonzales:** Are you still communicating with the property owners on Swan Hill? A. (Mike LeBeau) I’m the former President of the Homeowners Association, and the proposal was favorably received at this point. We are definitely interested in what impact this development will have and feel like the present proposal is a sensitive development. The Road Association has some concerns.

**Leander:** We are considering a covenant, which would prevent construction traffic from using Swan Hill Road.

**Gonzales:** I appreciate that you have revised your proposal from the last presentation to a smaller project and thank you for bringing this to our attention.

**Gough:** Will you do a PUD? A. Possibly. That would be determined by the Flathead County Planning Office. We have also done extensive thinning and clearing for fire protection.

**Coverdell:** What kind of home size are you considering? A. A variety in keeping with the green approach and what fits well with the area. The area has several level bench areas that will make nice building sites.

#### **PUBLIC COMMENT:**

**Craig Wagner:** Mary Sevier has married and is now Mary Fisher. George Smith is going to retire and his position will not be filled at this time.

**Gonzales:** There are no applications to consider for the regular January 28, 2010 meeting. Does the committee want to cancel the January meeting? After discussion, including that a meeting can always be called with 48 hours notice, Gough moved the committee not meet on January 28, 2010. Motion was seconded by Johnson. Motion passed unanimously.

Meeting was adjourned at 5:00 p.m.

Sue Hanson  
BLUAC Secretary